



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

Redevelopment Bureau Status Report

March - April
2004

Central

LBUSD Broadway/Golden School Site
320-326 Elm Avenue Live/Work Project
Lafayette Building Live/Work Project
Lofts on 4th
East Village Arts Park
Central Long Beach Strategic Guide for Development
New Mark Twain Library
Renaissance Square
Community Rehabilitation Industries (CRI)
West Gateway Residential Development
Neighborhood Mini-Park – 2023 Pasadena Avenue

Downtown

Genesis Realty (350 E. Ocean) Residential Project (Ocean Villas)
The Park at Harbor View (300 W. Ocean Blvd.) Residential Development
CityPlace Retail and Residential Development
D'Orsay Hotel
Pine and Ocean Residential
The Walker Building Residential Lofts
Insurance Exchange Residential Lofts
Broadway Residential Lofts
Cedar Court Project
Promenade Residential Development
Queen Mary Development
West Gateway Residential Development
Ocean Center Building – 110 W. Ocean Blvd.
Art Exchange - Feasibility Study

North Long Beach

Grisham Neighborhood Housing Project
North Long Beach Police Station
Community Park at Market and Dairy
Community Park at Plymouth and Elm
Park on 55th Way
North Long Beach Street Enhancement Master Plan Implementation
Paramount Boulevard Gateway and Street Trees
North Long Beach Design Guidelines
Neighborhood Enhancement Areas
New North Long Beach Library

West Long Beach Industrial

Another Pallet Corporation
Everbright/Mainland Pacific
GEL
Hugh Roberts Construction
I. P. Contractors
J. C. Express
J.C.D.S. Properties – Sudduth Tire
Long Beach Iron Works
Pacific Pallet Company
Parker Diving Service
Richard's Wheel & Chassis
Smith-Co Construction
Industrial Strategy Action Plan
Five-Year Implementation Plan

Miscellaneous/Citywide/Non-Agency

Meridian/1400 E. Ocean Residential Project
PacifiCenter @ Long Beach
Masonic Temple Lofts
Cal State Long Beach Research and Training Center (Smart Park)

CENTRAL

LBUSD Broadway/Golden School Site

Staff Contact: Michael Conway, Property Services Bureau - (562) 570-5282
Developer: Long Beach Unified School District
Developer Contact: Kevin Barre, LBUSD - (562) 997-7550
Location: Block located at the northeast corner of Broadway and Golden Avenue.
Description: New K-5 elementary school
Start Date: Fall 2002
Est. Cost: \$20 million
Financing Source: Public, LBUSD; no Agency or City financial participation. The City will assist LBUSD in assembling the site.
Est. Completion Date: Summer 2004

Current Status: Construction is underway and will be completed in September 2004. The collaborative process has been completed.

320-326 Elm Avenue Live/Work Project

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Christian Outreach Appeal (COA)
Developer Contact: Nancy Downs (562) 437-1777
Location: 320-326 Elm Avenue (3rd Street and Elm Avenue)
Description: Conversion of the ground floor of the Bay Hotel into 4 units of artist live/work space.
Start Date: Winter 2002
Est. Cost: \$80,000
Financing Source: COA funds and housing set-aside funds
Est. Completion Date: Spring 2004

Current Status: Final inspections are complete and occupancy is planned for June 2004.

Lafayette Building Live/Work Project

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Lafayette Homeowners Association
Developer Contact: Laraine Turner - (562) 436-5391
Location: 140 Linden Avenue (Lafayette Building, Linden Avenue and Broadway)
Description: Conversion of vacant office area into 8 units of artist live/work space.
Start Date: Spring 2004
Est. Cost: \$450,000
Financing Source: Housing set-aside funds
Est. Completion Date: Unknown

Current Status: The Lafayette Association of Homeowners has decided to privately develop the eight units. The Agency will have no further participation in the project.

CENTRAL (Continued)

Lofts on 4th

Staff Contact: David Simpson, Redevelopment Bureau – (562) 570-6853
Developer: Team Lofts, Inc.
Developer Contact: Keith Bohr - (714) 536-5888
Location: 834 E. 4th Street and 355 Alamitos Avenue (Southwest corner 4th Street & Alamitos Avenue)
Description: Develop vacant lot into 34-unit loft apartments, 6,400 feet of retail space and a two-level, 118-parking space garage.
Start Date: June 2002
Est. Cost: \$7 Million
Financing Source: Developer funds and Agency land contribution
Est. Completion Date: May 2004

Current Status: Construction continues. The project is scheduled to be completed in May 2004.

East Village Arts Park

Staff Contact: David Mitchell, Public Works – (562) 570-6384
Developer: Parks & Recreation, East Village Association, Public Corporation for the Arts
Developer Contact: Dennis Eschen, Parks & Recreation - (562) 570-3130
Location: 150 Elm Avenue (Elm Avenue and Broadway)
Description: Phase 1, Construction of outdoor Arts Park on vacant lot.
Start Date: March 2003
Est. Cost: \$230,000
Financing Source: Parks & Recreation/Public Works
Est. Completion Date: March 2004

Current Status: Construction is complete. The grand opening ceremony was held on March 16, 2004.

Central Long Beach Strategic Guide for Development

Staff Contact: David Simpson, Redevelopment Bureau – (562) 570-6853
Consultant: The Arroyo Group
Consultant Contact: Larry Morrison - (626) 584-8946
Location: Central Long Beach Redevelopment Project Area
Description: Strategic planning process to guide future redevelopment activities in Central Long Beach.
Start Date: March 1, 2002
Est. Cost: \$300,000
Financing Source: Redevelopment Agency
Est. Completion Date: November 2004

Current Status: The Draft Framework Plan for the Guide is complete. Redevelopment staff and the consultant are analyzing the community comments that will be incorporated into the Draft Strategic Guide which will be available in June 2004.

CENTRAL (Continued)

New Mark Twain Library

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: City of Long Beach Library Services
Developer Contact: Eleanor Schmidt – (562) 570-6016
Location: Northeast corner of Anaheim Street and Gundry Avenue.
Description: Demolish the existing improvements and construct an approximately 16,000 sq. ft. state-of-the-art library facility.
Start Date: Fall 2005
Est. Cost: Approximately \$7 million
Financing Source: Public Library Construction and Renovation Bond Act funding and Redevelopment Agency
Est. Completion Date: Late 2006

Current Status: Site acquisition is done. On October 28, 2003, the City received approval for almost \$7 million of grant funding from the State of California to pay for the majority of the construction costs of the new library. A new architect has been chosen to complete the project and work on design documents will be proceeding.

Renaissance Square

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Redevelopment Agency
Developer Contact: David White, Redevelopment Bureau – (562) 570-5831
Location: 1900 Atlantic Avenue
Description: 12,000 sq. ft., two-story building with on-site parking.
Start Date: March 2003
Est. Cost: \$1.2 million
Financing Source: \$400,000 Economic Development Administration Grant (EDA)
\$800,000 Community Development Block Grant (CDBG)
Est. Completion Date: Summer 2004

Current Status: Construction of the core and shell is complete. Tenant improvements are scheduled to be completed in mid-Summer.

CENTRAL (Continued)

Community Rehabilitation Industries (CRI)

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Community Rehabilitation Industries
Developer Contact: Becky Tschirgi – (562) 591-0539
Location: Southwest corner of Anaheim Street and Walnut Avenue
Description: Demolish the existing improvements and construct 6,000 sq. ft. training center, off-street parking lot, and loading dock. Remodel façade of CRI's main facility.
Start Date: July 2004
Est. Cost: \$3,700,000 (approximately)
Financing Source: Redevelopment Agency
Est. Completion Date: Spring 2005

Current Status: The development site is cleared and the project has received its entitlements. However, since construction of the library across the street will not begin until the Fall of 2005, the design of the new CRI building is being reconsidered to see if the solid wall along Anaheim can be minimized.

West Gateway Residential Development

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Lyon Realty / Olson Company / Greystone Homes / Jamboree Housing Corp.
Developer Contact: c/o Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Location: Between Broadway and 4th Street and Golden and Cedar Avenues.
Description: Seven-block, residential development incorporating ground level neighborhood retail with approximately 800 residential units.
Start Date: Late 2005
Est. Cost: \$200 million (preliminary estimate)
Financing Source: Public/Private – to be determined
Est. Completion Date: Mid 2008

Current Status: The Agency Board approved developers for West Gateway on June 9th, as follows: Site No. 1 – Jamboree; Site No. 9 – Olson Co.; Site No. 10 – Greystone; and Site No. 11 – Lyon Co. Biweekly developer coordination meetings continue. Environmental Impact Report preparation is underway. The third neighborhood planning workshop was held on October 20, 2003, at the Cesar Chavez Park Community Center. The next community planning workshop will be scheduled for May 2004.

CENTRAL
(Continued)

Neighborhood Mini-Park – 2023 Pasadena Avenue

Staff Contact:	David S. White - (562) 570-5831
Developer:	Long Beach Redevelopment Agency
Developer Contact:	David S. White - (562) 570-5831
Location:	2023 Pasadena Avenue
Description:	New 7,000 square foot neighborhood mini-park.
Start Date:	Spring 2004
Est. Cost:	\$200,000
Financing Source:	Redevelopment Agency
Est. Completion Date:	Summer 2004

Current Status: The groundbreaking ceremony is scheduled for May 15, 2004. Construction will commence on May 17, 2004.

DOWNTOWN

Genesis Realty (350 E. Ocean) Residential Project (Ocean Villas)

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Genesis Real Estate Group
Developer Contact: George Medak - (562) 597-2077
Location: 350 E. Ocean Boulevard at Linden Avenue
Description: Two 17-story towers with 556 residential units.
Start Date: Under Construction
Est. Cost: \$100 million
Financing Source: Private
Est. Completion Date: Mid-2005

Current Status: Construction is underway. Completion is projected for mid-2005.

The Park at Harbor View (300 W. Ocean Blvd.) Residential Development

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Camden Development
Developer Contact: Rick Holcomb - (949) 629-3300
Location: South of Ocean Boulevard, west of Pine Avenue, across from the Long Beach Convention Center (Pike Property)
Description: Development of 538 apartments, 246 condominiums, a 500-room hotel, related retail and office space.
Start Date: Phase I under construction.
Est. Cost: \$250 million
Financing Source: Private
Est. Completion Date: Mid-2004 (Phase I)

Current Status: Construction is nearing completion on Phase I, which includes 538 luxury apartments in six buildings and 20,000 square feet of retail space. The complex includes a two-level, 1,500-space semi-subterranean parking garage. Completion of Phase I is scheduled for mid-2004. The Phase II condominiums received entitlement approval from the Planning Commission on October 16, 2003. The plans were subsequently revised. The revised plans received Planning Commission approval in March 2004. Phase III is under consideration for a hotel/residential project.

DOWNTOWN

(Continued)

CityPlace Retail and Residential Development

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: DDR Realty Group
Developer Contact: Stan Hoffman - (801) 323-2302
Location: Includes former Long Beach Plaza and International School sites, generally bounded by 3rd Street on the south, Pine Ave. on the west, 6th St. on the north and Elm St. on the east. Long Beach Blvd. bisects the site.
Description: Development includes 454,000 sq. ft. of retail and up to 350 residential units.
Plaza Site
125,500 sq. ft. discount retailer (Wal-Mart); 140,000 sq. ft. of general street level retail.
International School Site
58,000 sq. ft. Albertsons; 15,000 sq. ft. Sav-On drug store; 11,000 sq. ft. general retail.
The project incorporates the former mall parking structure (2,400 spaces) into the project.
Start Date: Under construction
Est. Cost: \$75 million
Financing Source: Private and \$18 million City and Agency assistance
Est. Completion Date: Major mall retail complete (Fall 2003); PCS Apartments (Spring 2004); 4th and Elm Condominiums (Late 2004)

Current Status: All retail buildings and off-site improvements are substantially complete. The apartments and retail on Pine Avenue are nearing completion. Stage IV design approval of the 4th and Elm condominiums was conditionally granted by the Downtown Subcommittee of the Agency Board on October 27, 2003. Foundation work on the 4th and Elm condominiums is currently underway. Plans for the 3rd Street residential/retail site are pending.

D'Orsay Hotel

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Long Beach Plaza Associates
Developer Contact: Alain M. Sarfatti - (562) 590-7515
Location: 201 Promenade (Broadway and Promenade)
Description: 230-room, 11-story hotel with 10,500 sq. ft. of retail and restaurant space, and 7,200 sq. ft. of ballroom and conference rooms.
Start Date: Summer 2004
Est. Cost: \$35 million (not including land)
Financing Source: Private
Est. Completion Date: Late 2005

Current Status: The developer has obtained Hilton Hotel's approval of an Embassy Suites for the site and is pursuing project financing. A new Owner Participation Agreement (OPA) was approved by the Agency Board on October 27, 2003. The City Council approved the new OPA on November 18, 2003. The developer has until June to provide evidence of financing.

DOWNTOWN (Continued)

Pine and Ocean Residential

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: 100 E. Ocean LLC (Ensemble Real Estate LLC)
Developer Contact: Kam Babaoﬀ - (562) 628-0671
Location: 100 E. Ocean Boulevard, corner of Ocean and Pine Avenue and 207 Seaside Way
Description: 23-story high-rise residential development (155 residential condominium units with 319 on-site parking spaces and 255 off-site spaces).
Start Date: Unknown
Est. Cost: Unknown
Financing Source: Private
Est. Completion Date: Unknown

Current Status: The Developer has proposed a 23-story, mixed-use residential condominium project including 155 condominiums, 7,500 square feet of retail space and a 10,500 square foot spa. The Planning Commission approved the project on July 17, 2003. City Council approval of a subterranean parking easement under Victory Park is required and is scheduled for action in May.

The Walker Building Residential Lofts

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Borg Financial
Developer Contact: Bill Lindborg - (562) 432-7800
Location: 401 N. Pine Avenue
Description: Conversion of commercial building into 46 residential condominiums (39 lofts and 7 penthouses and 18,000 sq. ft. of ground floor retail space). www.TheWalkerBuilding.com
Start Date: Completed
Est. Cost: \$15 million
Financing Source: Private
Est. Completion Date: Completed

Current Status: All residential condominiums have been sold. Ground floor retail space has been leased to a furniture store and café.

DOWNTOWN (Continued)

Insurance Exchange Residential Lofts

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Dan Peterson
Developer Contact: Dan Peterson – (310) 323-3155
Location: The Promenade at Broadway
Description: Basement/ground floor commercial; upper floors residential lofts.
Start Date: Under Construction
Est. Cost: \$5,000,000
Financing Source: Private and \$455,000 City Historic Rehabilitation Loan
Est. Completion Date: Early 2005

Current Status: An Owner Participation Agreement (OPA) allowing adaptive reuse of the Insurance Exchange Building into eleven for sale loft condominiums and approximately 11,500 square feet of basement/ground floor/mezzanine commercial space was approved by the Redevelopment Agency Board on March 10, 2003. The City Council approved an historic rehabilitation loan for the project on March 18, 2003. The Developer's construction loan has closed. Construction is underway.

Broadway Residential Lofts

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Barbi Clark, Redevelopment Bureau – (562) 570-6710
Developer: American Hotel Lofts, LLC
Developer Contact: Linda Crowley – (949) 464-9675
Location: 248 E. Broadway (southwest corner of Broadway and Long Beach Blvd.)
Description: 48 residential lofts with 9,000 sq. ft. ground floor retail space.
Start Date: Early 2005
Est. Cost: \$9.4 million
Financing Source: Private and Agency land contribution
Est. Completion Date: Mid-2006

Current Status: This proposed 48-unit for sale residential loft project at 248 E. Broadway will contain approximately 9,000 square feet of commercial space on the ground floor. Project plans have been approved by the Cultural Heritage Commission. The developer is preparing revised plans incorporating a mix of unit types. The revised plans are scheduled for review by the Agency's Design Review Subcommittee on June 21st.

DOWNTOWN (Continued)

Cedar Court Project

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: 245 West Broadway LLC
Developer Contact: David Kubit – (562) 435-6166
Location: 3rd Street between Pacific Avenue and Cedar Avenue
Description: Development of parking for the former State Office Building and residential units.
Start Date: 2005
Est. Cost: Approximately \$17 million
Financing Source: Private
Est. Completion Date: 2007

Current Status: The developer has prepared concept plans for construction of a parking structure incorporating residential units for the parcel, currently improved with a surface parking lot. There will be about eighty units in a building of staggered height. An Exclusive Negotiation Agreement for the site was approved by the City Council in May 2003. The design of the project is presently being defined.

Promenade Residential Development

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Lyon Realty, Olson Company and Greystone Homes
Developer Contact: Via Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Location: Promenade sites between First Street and Third Street
Description: Development of residential/retail mixed-use projects.
Start Date: Early 2005 (Phase 1)
Est. Cost: Not Determined
Financing Source: Private
Est. Completion Date: Early 2006 (Phase 1)

Current Status: The Agency Board selected Lyon Realty Advisors for Site No. 1, Olson Co. for Site No. 2, and Greystone Homes for Site No. 3. The Agency Board considered the business terms of the Lyon and Olson Co. projects at their meeting of February 9, 2004. Staff anticipates scheduling the Olson and Lyon Disposition and Development Agreements for Agency Board consideration in June 2004.

DOWNTOWN

(Continued)

Queen Mary Development

Staff Contact: Ron Walker, Property Services – (562) 570-6168
Developer: RMS Foundation/Queen's Seaport Development, Inc.
Developer Contact: Joseph Prevratil - (562) 499-1600
Location: Queen Mary and adjacent property
Description: (1) Renovation of Queen Mary rooms and public areas, and (2) development of a phased, mixed-use development on adjacent site.
Start Date: 1999
Est. Cost: Renovation project - \$12.5 million; Development project - \$100 million
Financing Source: Renovation - \$6.5 million/City, \$6 million/Private; Development – Developer
Est. Completion Date: Renovation – 2003; Development (1st Phase) – 2002

Current Status: Renovation began in 1999. Development is slated for a 5 to 6-year build out. The Carnival Cruise Line terminal opened April 14, 2003.

West Gateway Residential Development

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Lyon Realty / Olson Company / Greystone Homes / Jamboree Housing Corp.
Developer Contact: c/o Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Location: Between Broadway and 4th Street and Golden and Cedar Avenues.
Description: Seven-block, residential development incorporating ground level neighborhood retail with approximately 800 residential units.
Start Date: Late 2005
Est. Cost: \$200 million (preliminary estimate)
Financing Source: Public/Private – to be determined
Est. Completion Date: Mid 2008

Current Status: The Agency Board approved developers for West Gateway on June 9th, as follows: Site No. 1 – Jamboree; Site No. 9 – Olson Co.; Site No. 10 – Greystone; and Site No. 11 – Lyon Co. Biweekly developer coordination meetings continue. Environmental Impact Report preparation is underway. The third neighborhood planning workshop was held on October 20, 2003, at the Cesar Chavez Park Community Center. The next community planning workshop will be scheduled for May 2004.

DOWNTOWN (Continued)

Art Exchange - Feasibility Study

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Redevelopment Agency
Developer Contact: David White, Redevelopment Bureau – (562) 570-5831
Location: Undetermined
Description: A study to determine the feasibility of an artist center in the East Village Arts District.
Start Date: August 2002
Est. Cost: \$35,000
Financing Source: Redevelopment Agency
Est. Completion Date: June 2004

Current Status: The document is being circulated for public comment and will be finalized in June 2004.

NORTH LONG BEACH

Grisham Neighborhood Housing Project

Staff Contact: Patrick Ure, Housing Services Bureau – (562) 570-6026
Johanna Gullick, Housing Services Bureau – (562) 570-6364
Developer: Los Angeles Community Design Center
Developer Contact: Robin Hughes - (213) 629-2702
Location: Area bounded by 49th, Grisham, Ruth and Peace Streets
Description: Acquisition of 26 4-unit apartment buildings, with subsequent rehabilitation of 24 of the buildings, and demolition of two buildings for construction of a childcare center/community center and creation of open space. All of the units will be available at affordable rents to very low-income households.
Start Date: July 2003
Est. Cost: \$22 million
Financing Source: Private/public. \$4 million in HOME grant funds, \$2 million in California Housing Finance Agency (CHFA) HELP funds, \$1.7 million in LBHDC set-aside funds, \$1.4 million in City of Industry funds, \$4.1 million in Multifamily Housing Program (MHP) funds, \$0.38 million in Affordable Housing Program (AHP) grant funds, and \$7.7 million in mortgage revenue bonds/tax credits.
Est. Completion Date: May 2004

Current Status: Construction began in July 2003, with an anticipated completion date of May 2004.

North Long Beach Police Station

Staff Contact: Del Davis - (562) 570-6643
Developer: City of Long Beach
Contractor Contact: KPRS - (714) 672-0800
Location: Scherer Park, 4891 Atlantic Avenue; southwest corner of Del Amo Blvd. and Atlantic Ave.
Description: 20,000 sq. ft. full service police station
Start Date: January 2003
Est. Cost: \$9.5 million
Financing Source: Redevelopment Agency
Est. Completion Date: May 2004

Current Status: Construction began in January 2003 and will require fifteen months to complete.

NORTH LONG BEACH (Continued)

Community Park at Market and Dairy

Staff Contact: Aldo Schindler, Redevelopment Bureau – (562) 570-7742
Developer: Department of Parks & Recreation
Developer Contact: Ana Mendiola, Parks, Recreation & Marine – (562) 570-3165
Location: Northwest corner of Market Street and Dairy Avenue
Description: Proposed new pocket park to be constructed on vacant City lot encompassing approximately 14,000 square feet.
Start Date: November 2001
Est. Cost: \$517,300
Financing Source: Agency tax increment funds from North Long Beach Redevelopment Project Area.
Est. Completion Date: Summer 2004

Current Status: Construction on the new park is 15% complete. The park opening is scheduled for Summer 2004.

Community Park at Plymouth and Elm

Staff Contact: Aldo Schindler, Redevelopment Bureau – (562) 570-7742
Developer: Department of Parks, Recreation & Marine
Developer Contact: Dennis Eschen – (562) 570-3130
Location: Northwest corner of Plymouth Street and Elm Avenue
Description: Acquisition of site for proposed new pocket park on a vacant lot encompassing approximately 48,750 square feet.
Start Date: November 2001
Est. Cost: \$413,000 (land only)
Financing Source: Agency tax increment funds from North Long Beach Redevelopment Project Area.
Est. Completion Date: December 2004

Current Status: The Parks, Recreation and Marine Department have submitted an application requesting that the site be rezoned to P (Park). The Planning and Building Department has also requested a revision in the plans to include additional parking. A revised plan with head-in parking along the Plymouth Street side of the park has been submitted. Construction drawings are 90% complete but require approval of the environmental documents before building code reviews can be completed and permits issued.

NORTH LONG BEACH (Continued)

Park on 55th Way

Staff Contact:	Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer:	Redevelopment Agency/City of Long Beach
Developer Contact:	Barbi Clark – (562) 570-6710
Location:	55 th Way, just east of Paramount Boulevard
Description:	Abandoned warehouse on top of former dump; proposed to be converted into City park.
Start Date:	Unknown
Est. Cost:	Unknown
Financing Source:	Agency, City, grant and loan funds.
Est. Completion Date:	Unknown

Current Status: Acquisition of the site through the County of Los Angeles has been completed and the Agency now owns the property. Demolition of the existing dilapidated building has been completed. The conceptual park design was approved by the Redevelopment Agency Board on July 14, 2003. Environmental review of the project will now be completed.

North Long Beach Street Enhancement Master Plan Implementation

Staff Contact:	Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer:	Willdan Associates
Developer Contact:	Dave Mitchell, Public Works – (562) 570-6384
Location:	North Long Beach; generally north of Del Amo Boulevard.
Description:	Street Enhancement Master Plan
Start Date:	August 2002
Est. Cost:	\$1.8 million
Financing Source:	Redevelopment
Est. Completion Date:	June 2005

Current Status: On February 10, 2003, the Agency entered into contracts with several engineering firms to provide program management and design and engineering services to begin project implementation of the three-year specific plan. City and Agency staff have been working with RBF Consulting, the program manager, to plan the implementation of the Three-Year Specific Action Plan. Design consultants have completed design work for street and alley projects. Design consultants are doing field studies to verify streetscape work to be done and have begun streetscape design work (35% complete). Staff began advertising for construction bids for some of the projects in the Fall of 2003 and began construction of several projects in early 2004. The target date for completion of all alley work is June 2004, with completion of all street work in June 2005.

NORTH LONG BEACH (Continued)

Paramount Boulevard Gateway and Street Trees

Staff Contact: Aldo Schindler, Redevelopment Bureau – (562) 570-7742
Developer: Public Works
Developer Contact: Dave Mitchell – (562) 570-6384
Location: Paramount Boulevard from 68th Street north
Description: Landscaped median and street trees at City gateway.
Start Date: January 2004
Est. Cost: \$350,000
Financing Source: Agency bond proceeds from North Long Beach Redevelopment Project Area.
Est. Completion Date: Summer 2004

Current Status: A ground-breaking ceremony was held on February 19, 2004. Construction is expected to be completed by Summer 2004.

North Long Beach Design Guidelines

Staff Contact: Greg Carpenter, Planning & Building – (562) 570-6896
Developer: Pat Smith, LSA
Developer Contact: Pat Smith – (323) 665-1940
Location: North Long Beach Project Area north of Bixby Knolls
Description: Design Guidelines for North Long Beach to be used in conjunction with the Bixby Knolls Design Guidelines.
Start Date: January 2002
Est. Cost: \$33,000
Financing Source: Redevelopment Agency
Est. Completion Date: Summer 2004

Current Status: A public workshop to present the draft guidelines and obtain PAC input was held at Houghton Park on July 29, 2003. The North Long Beach PAC approved the guidelines at its August 28, 2003 meeting subject to the revised language that addressed the PAC's comments. Planning staff reviewed the draft guidelines and asked for additional changes. In March 2004, Pat Smith provided a final draft for Planning staff's final review. Planning staff has approved the guidelines subject to final editing for typographical errors. The next step is to present a final draft to the Agency Board and Planning Commission for adoption in June.

NORTH LONG BEACH (Continued)

Neighborhood Enhancement Areas

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Neighborhood Services Bureau
Developer Contact: Martha Villacres – (562) 570-6658
Location: Sutter School, Jane Adams, Dairy and Coolidge Triangle Neighborhoods.
Description: Residential property improvement program offering small rebates to property owners.
Start Date: On-going
Est. Cost: \$500,000
Financing Source: Agency tax increment funds from North Long Beach Redevelopment Project Area.
Est. Completion Date: On-going

Current Status: Neighborhood Services Bureau staff is currently marketing the program to the neighborhood in the vicinity of Jane Adams School. The initial stream of applications indicates the new neighborhood will be as successful as in past neighborhoods. The application period for the Jane Adams neighborhood opened on February 1, 2003, and vouchers were honored through February 1, 2004. Two new neighborhoods were identified and recommended by the PAC at its meeting in September 2003. Those areas are the Coolidge Triangle and Dairy neighborhoods. The Dairy neighborhood opened on December 1, 2003. The Coolidge Triangle opening has been delayed until May 2004, because of staff changes.

New North Long Beach Library

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: City of Long Beach Library Services
Developer Contact: Eleanor Schmidt – (562) 570-6016
Location: Near the intersection of South Street and Atlantic Avenue.
Description: Construct an approximately 18,000 sq. ft. library facility to replace the 6,800 sq. ft. North Branch Library.
Start Date: Summer 2005
Est. Cost: Approximately \$5 million, excluding land acquisition.
Financing Source: Redevelopment Agency
Est. Completion Date: Summer 2006

Current Status: An Implementation Plan is being completed for the Village Center at Atlantic Avenue and South Street. That Plan identifies the northeast corner of the intersection as the proposed site for the new library. After Agency Board concurrence on the site, appraisals will be ordered.

WEST LONG BEACH INDUSTRIAL

Another Pallet Corporation

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Marvin Bane
Developer Contact: Marvin Bane – (562) 437-6106
Location: All of Site "E" (between Cowles and 14th Street, west of Hayes)
Description: Pallet manufacture and repair facility (owner occupied).
Start Date: Winter 2002
Est. Cost: \$1,048,000
Financing Source: Private and Grow America Revolving Loan
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement (DDA) has been signed by the Developer. The Developer finalized his site plan and applied for gap financing from the Grow America Fund through the City's Economic Development Bureau. The project was approved by the Agency Board on August 25, 2003, and by the City Council on September 2, 2003. The Developer is awaiting final loan processing and approval through the Grow America Fund.

Everbright/Mainland Pacific

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Mr. Liu and Ms. Cheung
Developer Contact: Shan Lee – (562) 692-7244
Location: 1515 Judson Avenue
Description: Purchase Agency-owned property to develop a container repair yard (owner occupied)
Start Date: September 2001
Est. Cost: \$525,000
Financing Source: Private
Est. Completion Date: Winter 2004

Current Status: The site plan has been approved by the Planning and Building Department and proof of financing has been received. The Disposition and Development Agreement (DDA) has been fully executed. Escrow for the sale of the property closed on September 11, 2003. Final construction plans are being completed.

WEST LONG BEACH INDUSTRIAL (Continued)

GEL

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: GEL
Developer Contact: Gerardo Licciardi – (310) 766-8589
Location: 1690 Cota Avenue
Description: 6,356 sq. ft. of industrial commercial building on a 12,740 sq. ft. lot (owner occupied)
Start Date: Winter 2002
Est. Cost: \$146,510
Financing Source: Private
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement has been fully executed. Escrow for the sale of the project closed on August 28, 2003. Final construction plans have been completed and a construction schedule is being finalized.

Hugh Roberts Construction

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Hugh Roberts Construction, Inc.
Developer Contact: Hugh Roberts – (562) 590-4825
Location: 2151 W. Gaylord
Description: Acquisition of 6,500 sq. ft. site for the construction of a two-story industrial building and storage for construction equipment, with landscaping and parking.
Start Date: August 2002
Est. Cost: \$78,000
Financing Source: Personal Funds
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement has been fully executed. Escrow for the sale of the property closed on September 8, 2003. Final construction plans have been completed.

WEST LONG BEACH INDUSTRIAL (Continued)

I. P. Contractors

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: I. P. Contractors, Inc.
Developer Contact: Italo Pacitto – (310) 378-7048
Location: 1695 Cota Avenue
Description: Purchase Agency-owned property and construct a 5,000 sq. ft. industrial office space on a 9,750 sq. ft. lot (owner occupied with additional tenant space for lease).
Start Date: Winter 2002
Est. Cost: \$112,125
Financing Source: Personal Funds
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement has been fully executed. Escrow for the sale of the project closed on August 28, 2003. Project construction is 85% complete.

J. C. Express

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Joaquin and Maria Cruz
Developer Contact: Joaquin and Maria Cruz – (562) 495-9646
Location: 2001-2011 W. Cowles Street
Description: Purchase Agency-owned property to develop a 2,000 to 3,000 sq. ft. structure on a 16,262 sq. ft. lot to operate a freight shipping company (owner occupied).
Start Date: Winter 2002
Est. Cost: \$195,144
Financing Source: Personal Funds
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement has been fully executed. Escrow for the sale of the property closed on September 4, 2003. Final construction plans are being completed and construction financing is being secured.

WEST LONG BEACH INDUSTRIAL (Continued)

J.C.D.S. Properties – Sudduth Tire

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: J.C.D.S. Properties
Developer Contact: Jeanne R. Sudduth – (562) 426-5544
Location: Northwest corner of Anaheim Street and Hayes Avenue (Site Q2)
Description: Acquisition of 67,688 sq. ft. site for the construction of a two-story office area, shop area, and 2-story storage facility with landscaping and on-site parking.
Start Date: Fall 2004
Est. Cost: \$909,664 for land
Financing Source: Private
Est. Completion Date: 2005

Current Status: The Developer has finalized the site plan and proposed elevations for the project and signed the Disposition and Development Agreement (DDA). The Redevelopment Agency will consider the DDA in May and the City Council will consider it in June.

Long Beach Iron Works

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: Long Beach Iron Works
Developer Contact: Christopher Stahl – (562) 432-5451
Location: Northern half of Site Q (south side of 14th Street, east of Hayes)
Description: Developer proposes to build office, shop and service yard for iron works.
Start Date: Summer 2003
Est. Cost: \$825,000
Financing Source: Private
Est. Completion Date: Fall 2004

Current Status: The Disposition and Development Agreement has been executed by the Developer. Agency Board approval for the project is anticipated in June 2004.

WEST LONG BEACH INDUSTRIAL (Continued)

Pacific Pallet Company

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Steve Amato and Sam Amato
Developer Contact: Steve Amato and Sam Amato – (562) 432-4315
Location: 2210 W. Gaylord
Description: Purchase Agency-owned property to construct an 11,300 sq. ft. office and warehouse for a pallet manufacture and repair facility (owner occupied).
Start Date: Winter 2002
Est. Cost: \$500,000
Financing Source: Agency (\$162,000 in relocation assistance), Private (\$338,000), and Grow America Revolving Loan (175,000)
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement (DDA) has been executed. Escrow closed on February 5, 2004. Final construction plans are being completed.

Parker Diving Service

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Parker Diving Service, Inc.
Developer Contact: Matt Peterson – (310) 833-4554
Location: 1651-1657 Seabright Avenue
Description: Purchase Agency-owned property and construct a 5,333 sq. ft. office/warehouse on a 11,184 sq. ft. lot.
Start Date: Late 2004
Est. Cost: \$148,498 for land
Financing Source: Private
Est. Completion Date: Mid 2005

Current Status: An adjacent non-conforming residential use has been purchased to enlarge the site, and a new site plan and elevations have been prepared for the larger site. The Developer has signed the Disposition and Development Agreement, which the Redevelopment Agency will consider in May and the City Council will consider in June.

WEST LONG BEACH INDUSTRIAL (Continued)

Richard's Wheel & Chassis

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Richard Graves, dba Richard's Wheel & Chassis
Developer Contact: Richard Graves – (562) 437-7420
Location: 1452 W. 14th Street
Description: Purchase Agency-owned property and construct a 2,358 sq. ft. warehouse on a 5,000 sq. ft. lot.
Start Date: Summer 2004
Est. Cost: \$57,500 for land
Financing Source: Private
Est. Completion Date: 2004 (4th Quarter)

Current Status: The Developer has purchased the land, and construction on the new warehouse is pending.

Smith-Co Construction

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Smith-Co Construction, Inc.
Developer Contact: John S. Smith – (562) 434-2404
Location: Northwest corner of Hayes Avenue and 14th Street
Description: Purchase Agency-owned property and construct a 6,100 sq. ft. office/warehouse on a 9,587 sq. ft. lot.
Start Date: Unknown
Est. Cost: \$115,044 for land
Financing Source: Private
Est. Completion Date: Unknown

Current Status: Surface oil and gas rights need to be extinguished to permit development of the parcel.

MISCELLANEOUS/CITYWIDE/NON-AGENCY

Meridian/1400 E. Ocean Residential Project

Staff Contact: Ron Cruz, Planning – (562) 570-6108
Developer: Brookfield Homes
Developer Contact: William Pfau, Brookfield Homes - (858) 454-1243
Location: 1400 E. Ocean Boulevard, between 8th and 9th Place
Description: 70 luxury condominiums; 2 and 3-bedroom units ranging in size from 1,322 to 1,882 sq. ft. per unit.
Start Date: Unknown
Est. Cost: \$25 million
Financing Source: Private
Est. Completion Date: Unknown

Current Status: The project is under construction.

PacifiCenter @ Long Beach

Staff Contact: Amy Bodek, Project Development – (562) 570-6479
Developer: Boeing Realty Corporation
Developer Contact: Jim Schulte – (562) 593-8526
Location: Adjacent to north side of Long Beach Airport
Description: 260-acre mixed-use (commercial, retail and residential) development project.
Start Date: 2005
Est. Cost: Unknown
Financing Source: Private
Est. Completion Date: 2020

Current Status: The Draft Environmental Impact Report (DEIR) was released for public review on February 11, 2004, and the circulation period ended April 16, 2004. Staff is working with the environmental consultant to prepare the Final EIR for public hearings. Study sessions have been scheduled with the following commissions: Airport, Economic Development, Recreation and Planning Commissions. The first public hearing on project approvals will be conducted by the Planning Commission in the Summer. Demolition has begun in order to complete remediation, as required by the State Regional Water Quality Control Board.

MISCELLANEOUS/CITYWIDE/NON-AGENCY (Continued)

Masonic Temple Lofts

Staff Contact: Robert Zur Schmiede, Redevelopment Bureau – (562) 570-6087
Developer: Tri-Mark Pacific Homes
Developer Contact: Larry Moisan - (818) 706-9797
Location: 835 Locust Avenue
Description: Redevelopment of six-story, 120,000 sq. ft. building into a condominium complex; demolish three houses for parking.
Start Date: TBD
Est. Cost: \$10-15 million
Financing Source: Private
Est. Completion Date: TBD

Current Status: The project received Planning Commission approval on June 6, 2002 and City Council approval on July 30, 2002. New Urban West sold the project to Tri-Mark Pacific in February 2003. Tri-Mark has retained a new architect, is completing working drawings, and is pre-selling the units. Foundation permits were issued on April 29, 2004.

Cal State Long Beach Research and Training Center (Smart Park)

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6225
Developer: Cal State Long Beach Foundation
Developer Contact: Mo Tidemanus - (562) 985-8489
Location: 2100 & 2200 W. Pacific Coast Highway
Description: 32-acre smart tech light industrial park with 400,000 sq. ft. of space for research and development facilities, offices, light manufacturing and warehousing.
Start Date: October 10, 2002 (Phase I)
Est. Cost: Unknown
Financing Source: Private
Est. Completion Date: July 2003 (Phase I Completed)

Current Status: Phase I is now complete. The site will be marketed by Economic Development staff and Cushman Wakefield. CoStar will assist with marketing to regional venture capital firms in an effort to attract technology companies. Of the five buildings constructed in Phase I, three have been leased. Building three, totaling just over 42,700 sq. ft., has been leased by Corinthian Colleges, and they have signed a letter of intent to lease building four, which has 45,000 sq. ft. available. Building five, totaling 25,390 sq. ft., has been leased by Wartsila North America. Buildings one and two, totaling over 110,000 sq. ft., remain to be leased. After construction of Phase II, the project will include seven buildings totaling over 380,000 sq. ft. Corinthian College has indicated a desire to lease additional space when Phase II becomes available.